

# Every move matters

LET  
LEEDS



**Worcester Avenue**

Middleton, Leeds, LS10 4SA

**Starting Price £57,000**

# Property Summary

For sale by the modern method of auction with Advanced Property Auction. Starting price £57,000, plus reservation fees. LET LEEDS are delighted to offer this fantastic investment opportunity, to purchase a 1 bed, ground floor maisonette in Middleton. Currently let out at £430pcm.

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Briefly comprising a spacious lounge, fitted kitchen, fully tiled bathroom and a great size double bedroom. Double glazing and gas central heating, with its own private entrance, garden and allocated car parking space.

**KITCHEN** Modern fitted kitchen with a range of wall and base units, neutrally decorated with fitted flooring.

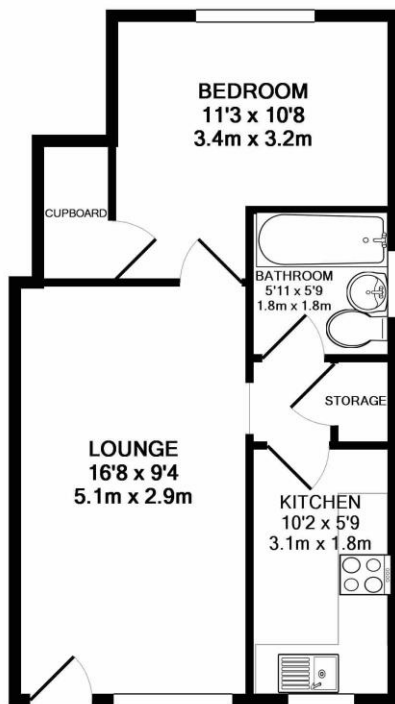
**LOUNGE** Good sized lounge looking out onto the front of the property. The room is neutrally decorated with fitted carpet.

**BEDROOM** Double sized bedroom which has been neutrally decorated with fitted carpets. The bedroom also benefits from a built in wardrobe for storage.

**BATHROOM** Modern family bathroom with an electric shower over the bath, hand basin and WC.

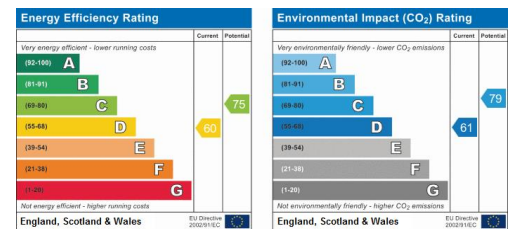
**FURTHER INFORMATION** Currently let and managed by Let Leeds at £430pcm.

**TO VIEW PLEASE CALL LET-LEEDS.COM SALES DEPARTMENT ON 0113 322 9533.** The property is currently occupied by a tenant, therefore we must give at least 24 hours written notice prior to a viewing.



TOTAL APPROX. FLOOR AREA 387 SQ.FT. (36.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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- BUY TO LET INVESTMENT
- NO SERVICE CHARGE
- CREATING A GROSS ANNUAL YIELD OF 8.3%
- PARKING
- CURRENTLY LET OUT AT £430PCM
- PRIVATE GARDEN
- CHAIN FREE
- MODERN METHOD OF AUCTION

St Andrews Court  
Leeds  
West Yorkshire  
LS3 1JY

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements